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Job Name: **Land South Of Barrow Green Road Oxted**
Date: **21st October 2025**
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Subject: **Ancient Woodland**

This Ecology Technical note identifies the ancient woodland protection measures as requested by Tandridge District Council, as detailed below.

'The ecology report places significant emphasis on physical measures and a management plan to minimise the risk of adverse impacts on the ancient woodland. The Council would want to see these matters detailed in evidence to the inquiry so that all parties are in no doubt, prior to determination of the appeal, what the appellant is proposing. At present various measures such as stand-off distances, planting and fencing are proposed but these and any other measures all need to be consolidated into a set of proposals in a single document. Furthermore, these details would need to be subject to a pre-occupation of housing condition and the appellant's acceptance of such a condition needs to be confirmed.'

The location of the ancient woodland is located almost along the edge of red line boundary of the site. The ancient woodland extent is shown in Figure 1, as taken from www.magic.gov.uk . With Figure 2 showing the ancient woodland extent taken from Surrey Wildlife Trust (as purchased through the records centre).

Figure 3 details the red line boundary of the site and the extent of the ancient woodland taken from Natural England open source files. Figure 3 also identifies the 15m ancient woodland and shows an additional 15m buffer from the pSNCI edge

Figure 1: Ancient woodland in hatching shown on Magic Maps

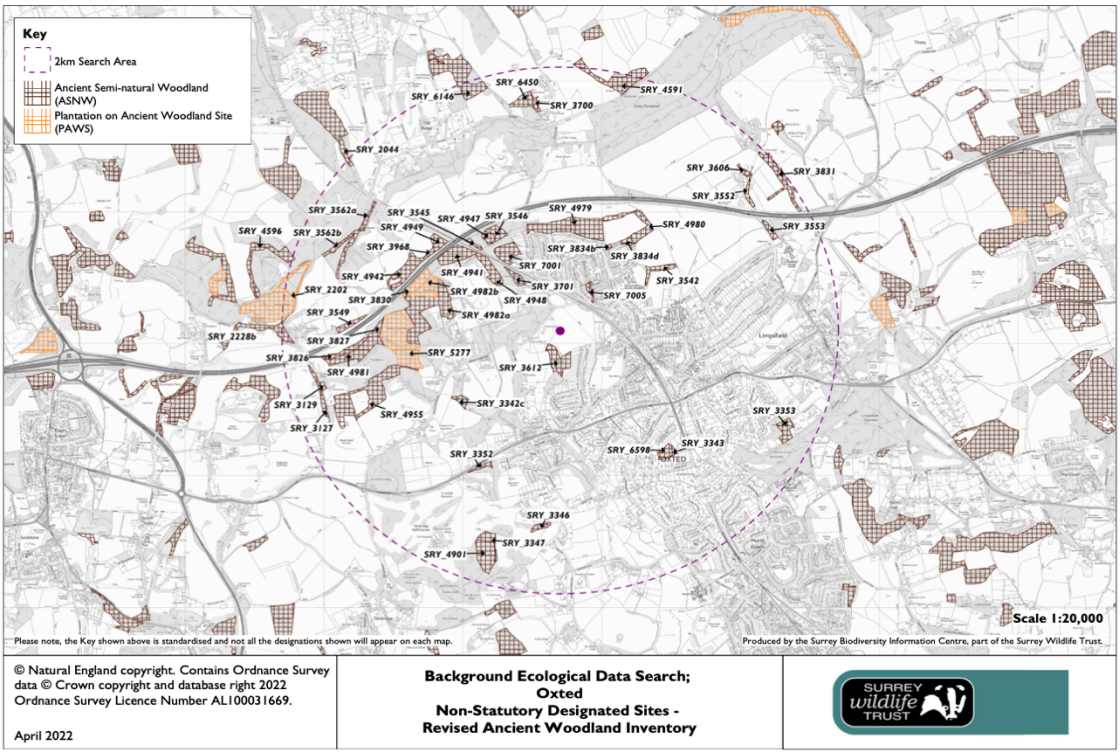

Figure 2: Revised Ancient Woodland Inventory produced by Surrey Wildlife Trust (purchased through their biological records centre)

Figure 3: Location of ancient woodland, The Bogs pSNCI and buffer zones

Impacts relating to ancient woodland which will require consideration are listed on the gov.uk (14th January 2022) and are reviewed in terms of both direct effects and indirect effects as a result of development practises.

Direct effects of development can cause the loss or deterioration of ancient woodland or ancient and veteran trees by:

- damaging or destroying all or part of them (including their soils, ground flora or fungi)
- damaging roots and understorey (all the vegetation under the taller trees)
- damaging or compacting soil
- damaging functional habitat connections, such as open habitats between the trees in wood pasture and parkland
- increasing levels of air and light pollution, noise and vibration
- changing the water table or drainage
- damaging archaeological features or heritage assets
- changing the woodland ecosystem by removing the woodland edge or thinning trees - causing greater wind damage and soil loss

No area of ancient woodland habitat is to be lost as part of the proposed development. The ancient woodland is located outside / immediately adjacent to the red line boundary and therefore does not form part of the habitats within the red line.

Due to the existing woodland / vegetation between the ancient woodland edge, no impacts on roots or understorey planting will occur. Furthermore, no damage to the soil / soil compaction will occur. No loss of habitat connections to other woodlands will be lost, with the ancient woodland extending to the south, and the woodland within the red line boundary being retained. The development results in the removal of agricultural land, which has been to nutrient enrichment, ploughing and arable management.

There will be no loss of functional habitats. Additional woodland is located around the edges of the ancient woodland, ensuring that landscape linkages are retained.

With regards to water levels and drainage, this has been detailed in the drainage and the ecological technical reports. No impacts resulting from the development on drainage is anticipated.

Indirect effects of development can also cause the loss or deterioration of ancient woodland, ancient and veteran trees by:

- breaking up or destroying working connections between woodlands, or ancient trees or veteran trees - affecting protected species, such as bats or wood-decay insects
- reducing the amount of semi-natural habitats next to ancient woodland that provide important dispersal and feeding habitat for woodland species
- reducing the resilience of the woodland or trees and making them more vulnerable to change
- increasing the amount of dust, light, water, air and soil pollution
- increasing disturbance to wildlife, such as noise from additional people and traffic
- increasing damage to habitat, for example trampling of plants and erosion of soil by people accessing the woodland or tree root protection areas
- increasing damaging activities like fly-tipping and the impact of domestic pets
- increasing the risk of damage to people and property by falling branches or trees requiring tree management that could cause habitat deterioration
- changing the landscape character of the area

In terms of indirect impacts, there is no removal of networks of woodland, no isolation or fragmentation, and no loss of semi natural edges to woodland. The ancient woodland lies outside the development and therefore no impacts are predicted on tree management. However, the woodland edge (inside the red line boundary) will be enhanced with cherry laurel and bamboo removal, alongside Himalayan balsam removal to ensure long term resilience.

With regards to impacts from people and impacts resulting from an increased in local human population, the woodland is to be fenced off, see Figure 3, to prevent any access. The ancient woodland is under private ownership and therefore access can be managed. Activities such as fly tipping will be minimalized through natural surveillance and long term management (under a LEMP). Domestic pets, such as cats can impact protected species such as dormice. However, none were located within the edges of the site or where woodland was surveyed. However, with the planting of new thorny scrub habitat on the woodland edge would deter cats from access. Recreation and dog walking will be provided through on site recreation uses and the retention of the PROW.

During construction, a CEMP will be conditioned and will include, but not be limited to, use of Heras fencing (with sheeting to protect the woodland from dust), and pollution prevention measures to mitigate impacts from pollution and run off.

Light levels will conditioned, with low lux levels along the woodland edges designed to ensure dark corridors are preserved.

Ancient woodland mitigation measures:

The ancient woodland mitigation measures are shown in Figure 4 below.

In summary, the mitigation measures include:

- A CEMP will be implemented during construction which will remove impacts such as dust and water pollution, this will be provided as a condition of planning;
- 15m buffer established between the ancient woodland and any development;
- A fence established outside the 15m buffer, but along the woodland edge (within the red line boundary, outside The Bogs pSNCI) to restrict access into the off site woodland;
- New thorny scrub buffer planting along the fence line. This will include thorny species such as hawthorn, guelder rose and bramble;
- The creation of footpaths around the edges of the site and around the SuDS features and wildflower grassland to provide recreational value;

- The use of the LEMP to provide long term management to optimize species diversity in the woodland (making the woodland edges more resilient), managing scrub edges to ensure these provide a deterrent (for cats and local residents), and the manage recreational impacts around the edges of the site;
- A sensitive lighting plan to ensure the southern and western edges are retained as dark corridors with no lighting greater than 0.4lux.

It is expected that a number of conditions would be attached to the permission. It is recommended that a CEMP, LEMP and lighting condition are included.

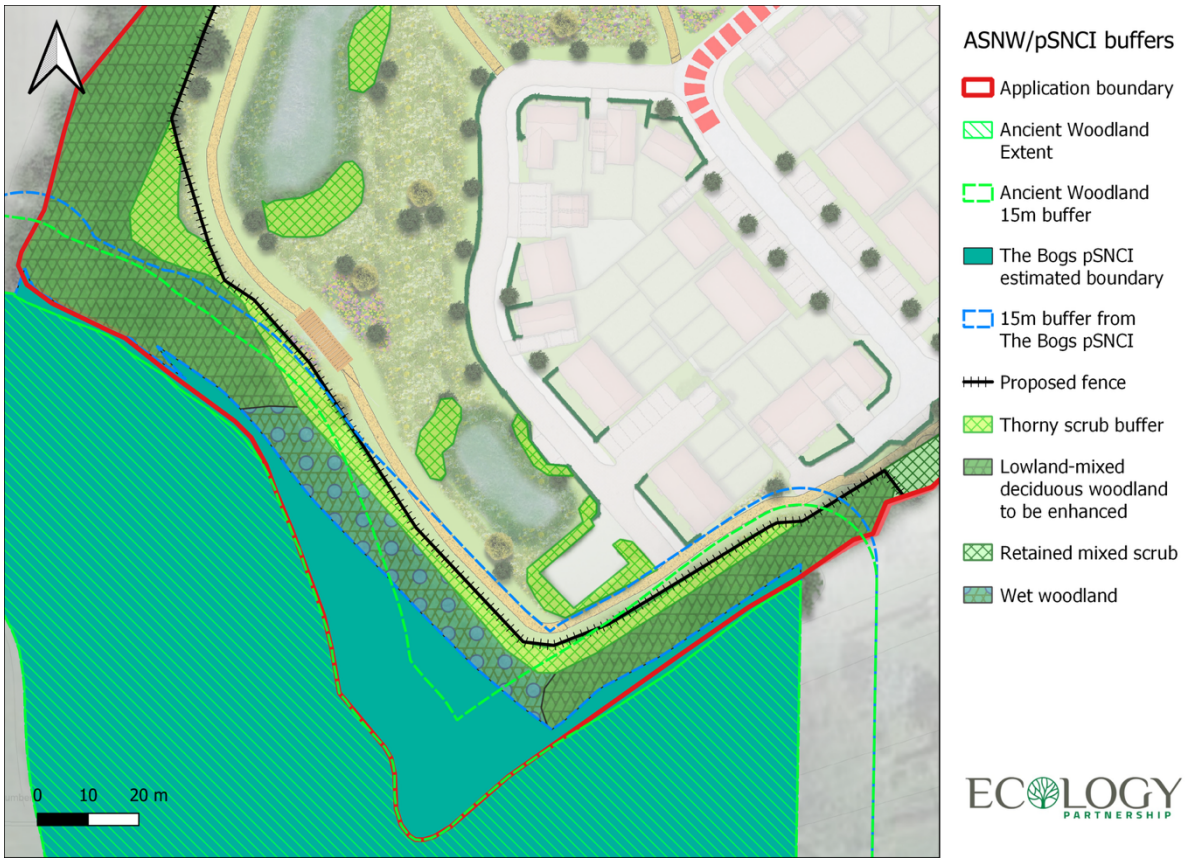

Figure 4: Location of proposed fence line, location of thorny scrub buffer and existing and retained habitats